

**Town of Fremont NH**  
**ZONING ORDINANCE AMENDMENTS**  
**Chronology of Adoptions and Changes**  
Ordinance Adopted 1947

**ARTICLE III**

**Section E-3**

2008 - Replaced and renumbered XIX

**Section I** - non-conforming uses

2002 - Replaced in entirety

**Sections 5 & 6**

1971 Definition - Trailer camps and Mobile Homes

**Section 5**

2002 - Replaced in entirety

**ARTICLE IV**

**Section 1**

1971 - Property street setback to 30'; side and rear setbacks to 20' amend to delete "or a distance no nearer the front property line than the average distance of existing properties for five hundred feet, in either direction along and on the same side of said street, but shall be set back at least ten feet in any case:"

1974 - Modify by adding provisions for multi-family dwellings

1987 - Modify by changing street setback from 30' to 50'; side and rear setbacks from 20' to 30'

**Section 2**

1971 - Property frontage from 100' to 150'

1974 - Modify by adding provisions for multi-family dwellings

1979 - Delete "lakes, ponds & rivers "and "shoreline"

1985 - Add "no lot shall be less than 100' and shall have no less than 4 lot lines"

1987 - Change property frontage from 150' to 200'

2004 - Amend to include contiguous frontage

**Section 3**

1971 Adopted new - Minimum lot area to one (1) acre

1974 - Modify by adding provisions for multi-family dwellings

1987 - Change minimum lot area from one (1) acre to two (2) acres and

Sections 4, 5 & 6 (now 4 & 5) parking and occupied percentage of building lot

#### **Section 4**

2005 This section removed. Left as vacant instead of renumbering

#### **Section 7** (now 6) definition of buildable area

1975 - Adopted new - 3/4 acre contiguous dry

1985 - Amended to omit "wetlands as described in this zoning ordinance are excluded as buildable land"

1987 - Change to " 1 acre contiguous dry"

#### **Sections 5A & B** - building practices and materials

1993 - Remove

#### **Section 8** (now 7)

1995 - Adopted new

1987 - Amended to conform to two (2) acre lot size

#### **Section 9** (now 8) Sanitary systems

1985 - Adopted new (20' septic to property line, 100' septic to well and 100' septic to wetlands)

1987 - Amended to conform to two (2) acre lot size

1993 - Change "to require the presence of a certified soil scientist or other approved official during excavation of test pits and/or percolation tests that will certify all results with his seal and/or signature"

#### **Section 9** (grandfather clause)

1987 - Adopted new

#### **Section 10**

1998 - Adopted new (defined multi-family units and the need for Site Plan Review)

### **ARTICLE IV-A**

1975 - Adopted new - number of allowed building permits

1992 - Removed

2006 - Adopted new - In-Law Accessory Apartments

### **ARTICLE V**

1974 - Clarification of building construction requirements

#### **Section 1**

1987 - Adopted new - section I (BOCA Code)

1992 - Amend to "most current Boca Code"

2004 - Amend to the 2000 edition of the ICC Codes

2007 - Amend to "All dwellings and structures shall meet the requirements in the New Hampshire State Building Code". And delete Fremont Zoning Article V Section 10 as it would be included in the amended Section 1.

## **Section 2**

1971 - Amended from "400 sq. ft." to "600 sq. ft. inside measurement and 150 sq. ft. per occupant"

## **Section 9 (now 3)**

1974 - Adopted new (building height) 2 1/2 stories and 35'

## **Section 4**

1994 - Add "all new building lots with occupied dwellings and buildings to have a State approved septic system"

## **Section 10 (now 6)**

1974 - Adopted new (size on Multi-family dwellings)

1979 - Add "single or"

## **Section 8**

1994 - Change to exempt accessory buildings from building permits

## **Section 11 (now 9)**

1974 - Adopted requirement for conversion of existing structures to multi-family dwellings

1979 - Add "single or"

## **Section 10**

1987 - Adopted new (Life Safety Code)

2004 - Adopted Life Safety Code in accordance with NFPA Section 101 - 2000 Edition

2007 - Removed (now included in section 1)

## **ARTICLE V-A**

1992 - Add "The Planning Board will regulate all gravel operations in accordance with the excavation regulations adopted by the Planning Board and the most current State regulations (RSA 155-E or most current)"

## **Section 1**

1994 - Change the reference from "gravel" regulation to "*excavation*" regulation

## **ARTICLE VI**

### **Section 1**

2004 - Add "*or designee*" after Board of Selectmen

### **Section 2**

2004 - Add "*or designee*" after Board of Selectmen

### **Section 3**

2004 - Add "*or designee*" after Board of Selectmen

### **Section 4**

2004 - Add "*or designee*" after Board of Selectmen

## **ARTICLE VII**

### **Section hV**

1995 - Amended from "four" to "three" members

## **ARTICLE VIII**

### **Section 3**

2003 - Change fine from \$10.00 per day to \$275.00 per day

2007 - Modify by changing to "shall be subject to RSA 676:17"

## **ARTICLE IX (Watershed)**

1985 - Adopted new including sections A through G (excluding F-4)

### **Section C-1**

1998 - Amend the definition of wetland

2005 - Amend the definition of wetland

### **Section C-2-c**

2005 - Amend the definition of Watershed Protection Area

### **Section C-2-d**

2000 - Adopted new

2004 - Increase wetland setbacks where slopes exceed 12%

### **Section C 3**

2003 - Adopted new (definition of prime wetlands)

### **Section F-3**

1988 - Amend to strike "watershed and" so the ordinance reads "Wetlands area shall not be used to satisfy the minimum lot area and setback requirements, but may be included in total lot area" .

#### **Section F-4**

1988 - Adopted new

#### **Section G**

2003 - Adopted new - designation of Spruce Swamp as a prime wetland

2008 - Amended to add "*and other designated wetland systems*"

#### **Section H**

2003 - Formerly known as Section G (no change, just renumbered due to addition of Prime Wetland designation as Section G)

### **ARTICLE X**

1988 - Adopted new - Floodplain Development Ordinance

1993 - Amended to become Article XII and insert the previously adopted floodplain ordinance as Article X with revisions to wording pertinent to Fremont.

2005 - Second paragraph changed to update FEMA maps Flood Insurance Study for Rockingham County, making maps effective date May 17, 2005.

2000 - Amended to add new **Item 11-F C- 1**

### **ARTICLE XI (Aquifer)**

1988 - Adopted new - Aquifer Protection District including A through H

1994 - Added new **Section E (4) (C)**

#### **Section D 1**

2005 - Updated Map to Fremont Water Resources Map 2004

Section E-1

2008 - Amended to *The minimum lot size within the Aquifer Protection District shall be 3 acres. Lots containing up to 4 units shall contain an additional 18,000 square feet per unit. Lots containing 5 or more units shall contain an additional 30,000 square feet per unit. No lot shall have more than one residential structure regardless of the number of dwelling units.*

*(See also Article IX Section F, See also Article XI, Section E-6)*

*Section 1-A Setback requirements shall be those as defined by Article IV Section 1*

*Section 1-B. Lot frontage requirements shall be those as defined by Article IV Section 2.*

### **ARTICLE XIII**

1998 - Added new (Interim Growth Control Ordinance)  
1999 - Adopted replacement (Growth Management and Innovative Land Use Control Ordinance)  
2001 - Replaced  
2004 - Removed Growth Management Ordinance and rename as Reserved  
2006 - Adopted new Village District Ordinance

### **ARTICLE XIV (Impact Fee Ordinance)**

2002 - Adopted new

### **ARTICLE XV (Personal Wireless Services Facilities Ordinance)**

2002 - Adopted new

### **ARTICLE XVI (Elderly Open Space)**

2004 - Adopted new  
2005 - Renamed from Elderly Housing Ordinance

### **Section B 2**

2005 - Amended to clarify the number of housing units that can be approve

### **ARTICLE XVII (Preliminary Design Review)**

2007 - Adopted new

### **ARTICLE XVIII (Zoning District Map/Zoning District Ordinance/Open Space Preservation Development/Home Occupation)**

2007 - Adopted new

### **ARTICLE XIX**

2008 - New section; amended and replaced Article III Section 3 - Signs